153.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,032,200 / 1,032,200
					USE VALUE:	1,032,200 / 1,032,200
					ASSESSED:	1,032,200 / 1,032,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHESCHAREG ROBERT A/JANE T
Owner 2:	
Owner 3:	
Street 1:	36 FAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LA FRANCE SUSAN L -
Owner 2:	-
Street 1:	36 FAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,816 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2124 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6816.000	531,900	700	499,600	1,032,200
Total Card	0.156	531,900	700	499,600	1,032,200
Total Parcel	0.156	531,900	700	499,600	1,032,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.97 | /Parcel: 485.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	101696
GIS Ref	
GIS Ref	
Insp Date	04/26/18

!12010!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	531,900	700	6,816.	499,600	1,032,200	1,032,200	Year End Roll	12/18/2019
2019	101	FV	386,000	700	6,816.	468,400	855,100	855,100	Year End Roll	1/3/2019
2018	101	FV	386,000	700	6,816.	387,200	773,900	773,900	Year End Roll	12/20/2017
2017	101	FV	386,000	700	6,816.	356,000	742,700	742,700	Year End Roll	1/3/2017
2016	101	FV	386,000	700	6,816.	324,700	711,400	711,400	Year End	1/4/2016
2015	101	FV	365,800	700	6,816.	318,500	685,000	685,000	Year End Roll	12/11/2014
2014	101	FV	365,800	700	6,816.	296,000	662,500	662,500	Year End Roll	12/16/2013
2013	101	FV	365,800	700	6,816.	281,600	648,100	648,100		12/13/2012

PRINT

Date	Time
12/11/20	02:07:55

LAST REV

Date	Time
05/14/18	09:57:02
apro	
12010	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LA FRANCE SUSAN	40472-43		8/14/2003		660,000	No	No		
LA FRANCE SUSAN	40472-41		8/14/2003	Family	10	No	No		
LAFRANCE SUSAN/	26211-419		4/9/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
1/12/2009	Meas/Inspect	372	PATRIOT
2/24/2004	MLS	HC	Helen Chinal
1/31/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101696
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6816		Sq. Ft.	Site		0	80.	0.92	9									499,586						499,600	

Total AC/HA: 0.15647 | Total SF/SM: 6816 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 499,586 | Spl Credit | Total: 499,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17395210
Const Adj.:	0.99604803
Adj $ / SQ:	157.857
Other Features:	133800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557568
Depreciation:	25648
Depreciated Total:	531920

COMMENTS

OF = BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

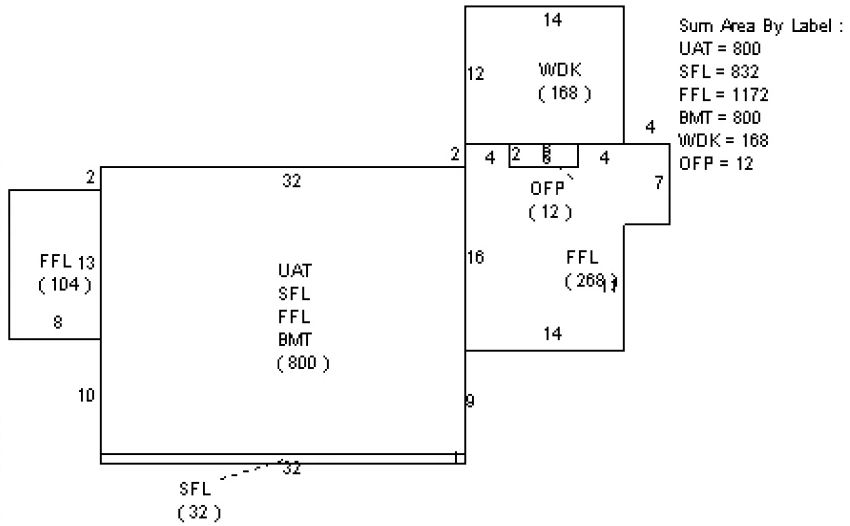
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.64
Special Features:	0	Val/Su Net:	167.05
Final Total:	531900	Val/Su SzAd	265.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	157.860	185,009
SFL	Second Floor	832	157.860	131,337
BMT	Basement	800	51.970	41,580
UAT	Upper Attic	200	63.140	12,629
WDK	Deck	168	11.910	2,000
OFP	Open Porch	12	43.830	526

Net Sketched Area:	3,184			Total:	373,081
Size Ad	2004	Gross Are	3784	FinArea	2124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	6X19	A	AV	1990	7.75	T	23.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700